

**28c Eskside West
Musselburgh, EH21 6PP**

FIXED PRICE £145,000



drummondmiller



- Modern ground flat in central location
- In good decorative order
- Hall, living/diningroom with box bay window
- Modern open plan fitted kitchen
- Generous double bedroom with wardrobes
- Stylish modern part tiled bathroom
- Electric heating. Double glazing. Residents parking
- EPC Band E, Council tax band C

Description

This is a bright and spacious, modern ground floor flat (36m sq) forming part of a 1980's development close to Bridge Street and the excellent facilities on the High Street. In good decorative order throughout, the property benefits from electric heating and double glazed windows. The accommodation comprises, hall with storage cupboard, spacious front facing living/diningroom with box bay window and wall mounted electric fire, open plan modern fitted kitchen with appliances, generous rear facing double bedrooms with mirror fronted fitted wardrobes and storage cupboard and finally, a stylish, modern part tiled bathroom with three piece white suite and electric shower, curtain and rail over the bath.





Location

The popular coastal town of Musselburgh is situated on the southern shore of the Firth of Forth at the mouth of the River Esk. It is surrounded by unspoilt countryside and offers delightful walks along the river, promenade and links. Leisure facilities are varied including the famous Musselburgh racecourse, a choice of golf courses, theatre, harbour, sailing, cycling, swimming pool/sports centre and a modern private gymnasium. The town retains its original market town shape, which is now lined with numerous shops including a choice of banks along with a wide range of supermarkets including a large Tesco. There are excellent educational facilities including the Queen Margaret University. Transport links to Edinburgh include a railway station and regular bus services. Fast main roads link easily with the A1, which in turn provides access to the City Bypass, major motorway connections and Edinburgh International Airport.

Gardens and parking

There are communal grounds with residents parking to the front of the property and a drying area located to the rear.

Extras

All the fitted floor coverings, curtains, blinds, integrated electric hob, oven, cooker hood, fridge and washing machine are included within the sale price.

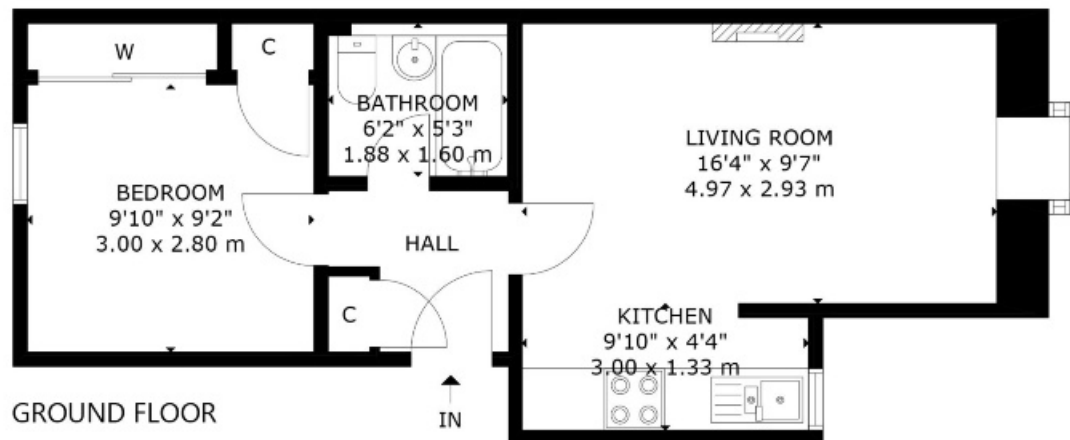
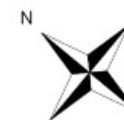
Home Report

The property has been valued at £145,000 and the Home Report is available via the ESPC listing.

Viewing

By appointment telephone Agents on 0131 665 3131





GROUND FLOOR

28C ESKSIDE WEST, MUSSELBURGH, EH21 6PP
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 399 SQ FT / 37 SQ M
All measurements and fixtures including doors and windows are
approximate and should be independently verified.

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